

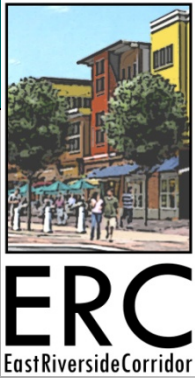
# East Riverside Corridor Regulating Plan

[AustinTexas.gov/EastRiverside](http://AustinTexas.gov/EastRiverside)



**ERC**  
EastRiversideCorridor





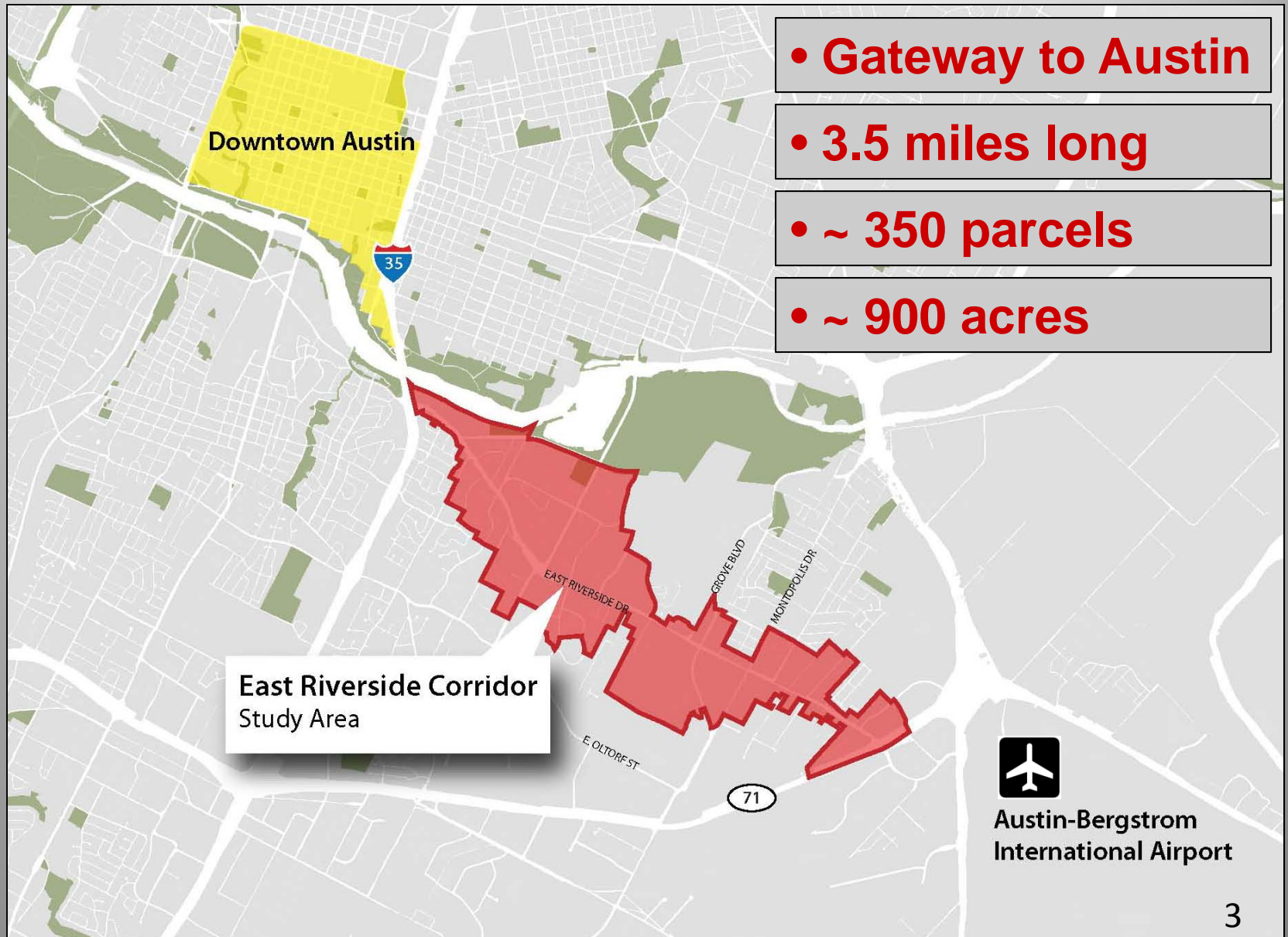
# Today's Presentation

- **East Riverside Corridor in context**
- **Why a plan for the area?**
- **Master Plan vision**
- **Regulating Plan details**
- **Regulating Plan adoption process**



**ERC**  
EastRiversideCorridor

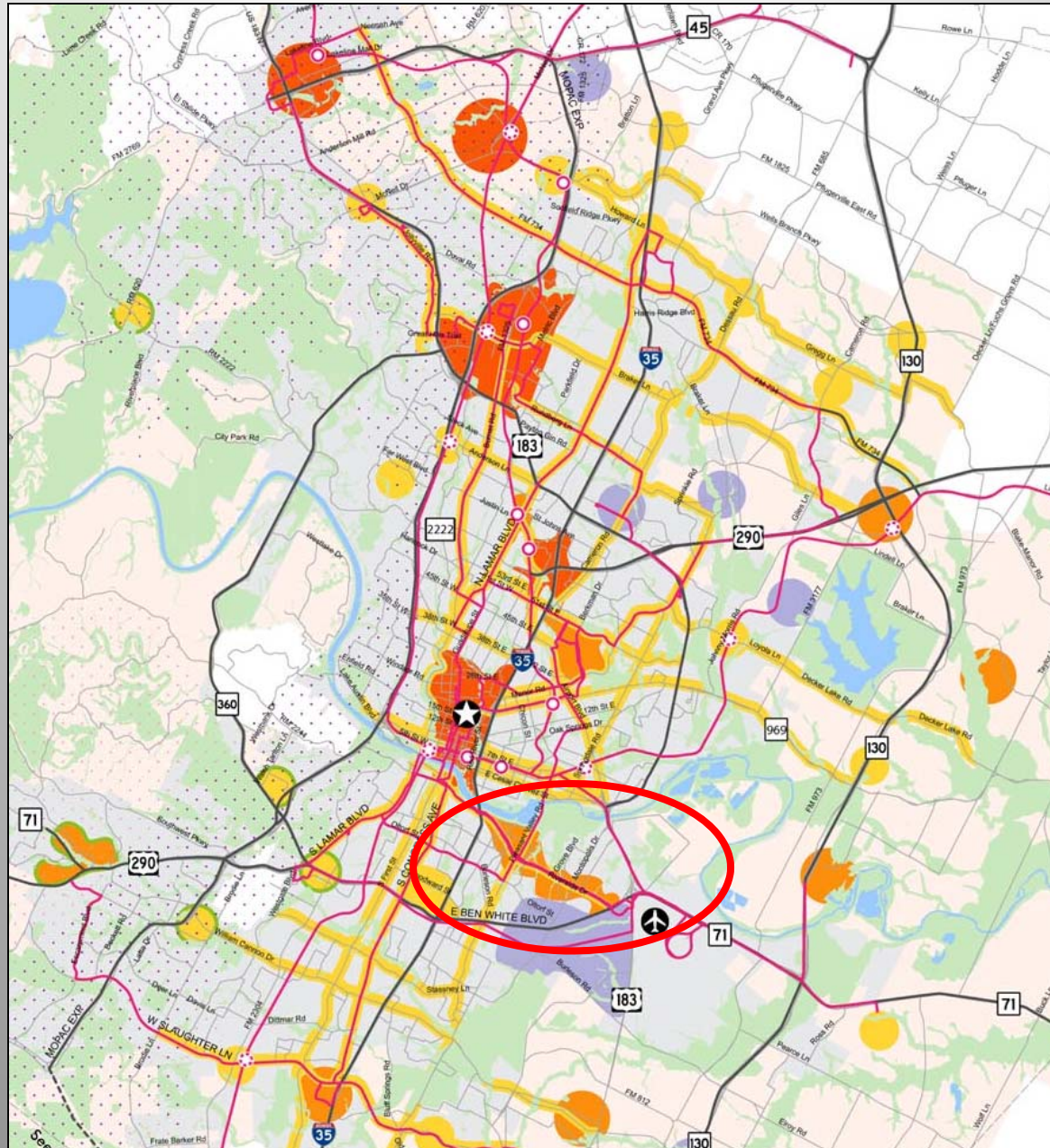
# ERC in Context - Location







## 4

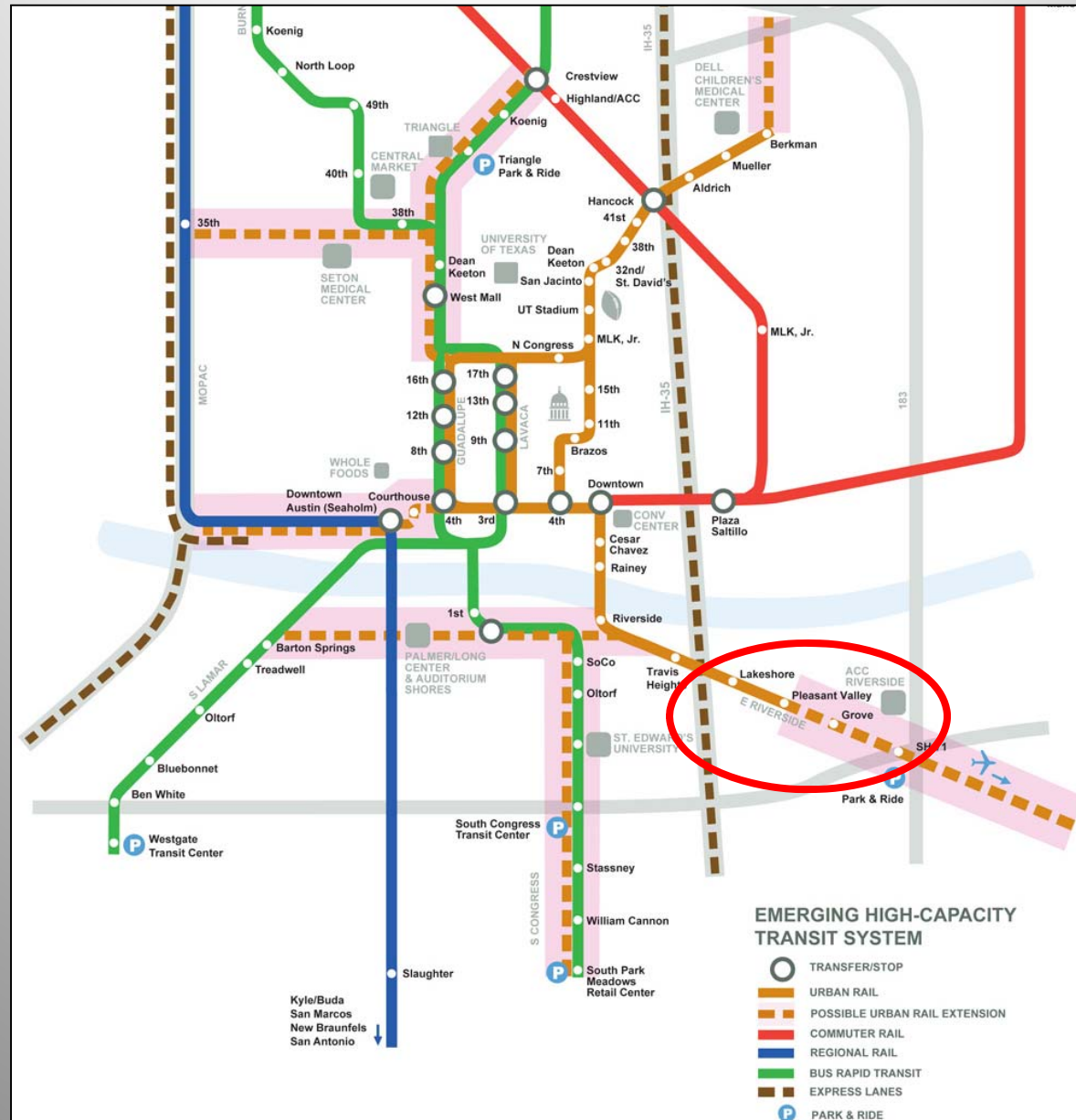






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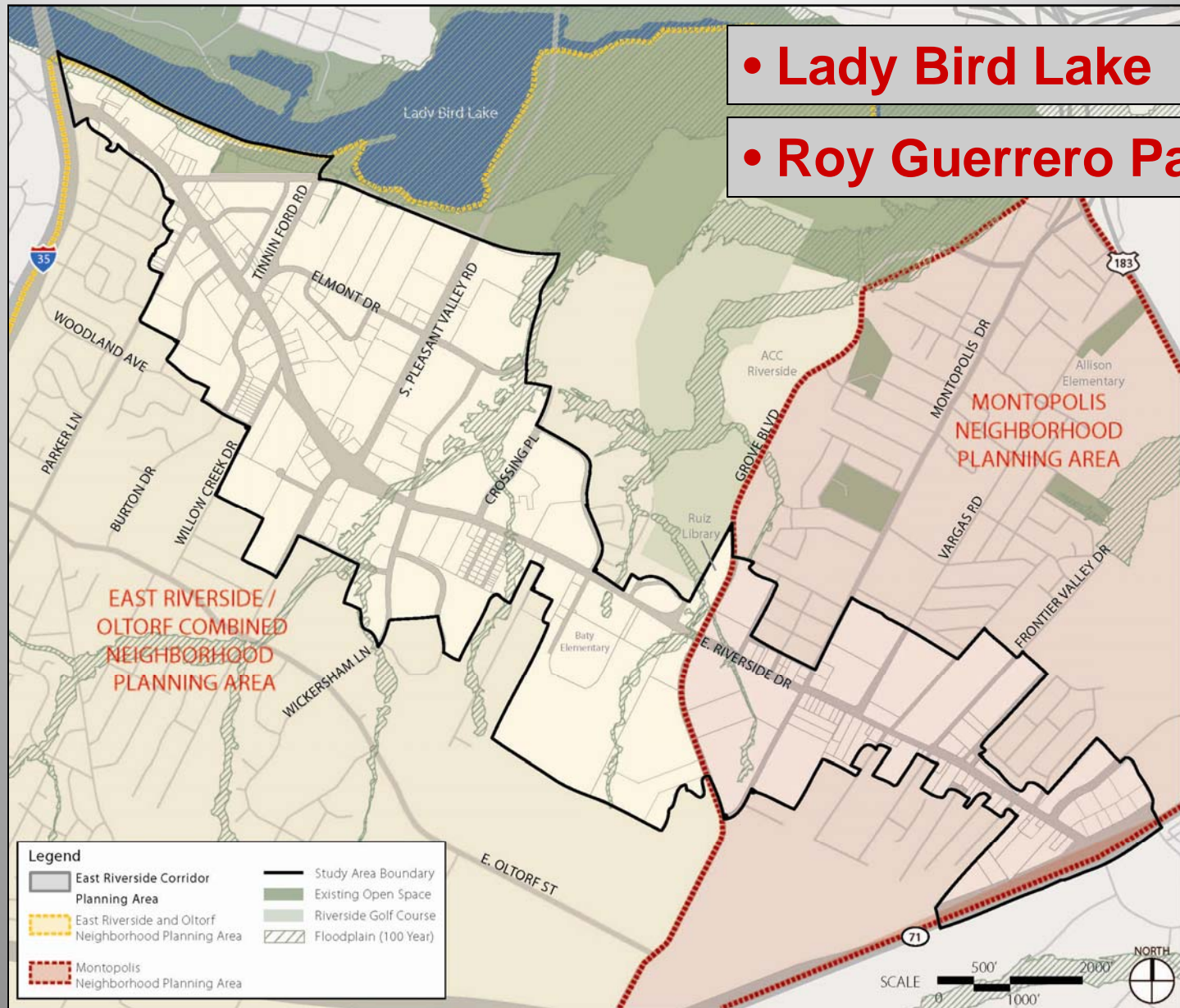
# ERC in Context – Urban Rail





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# ERC in Context - Details



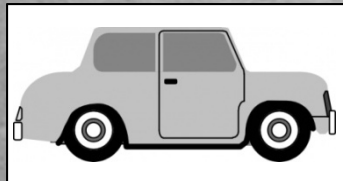




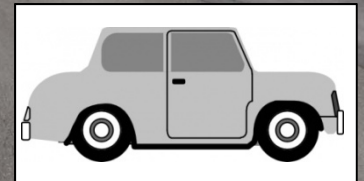
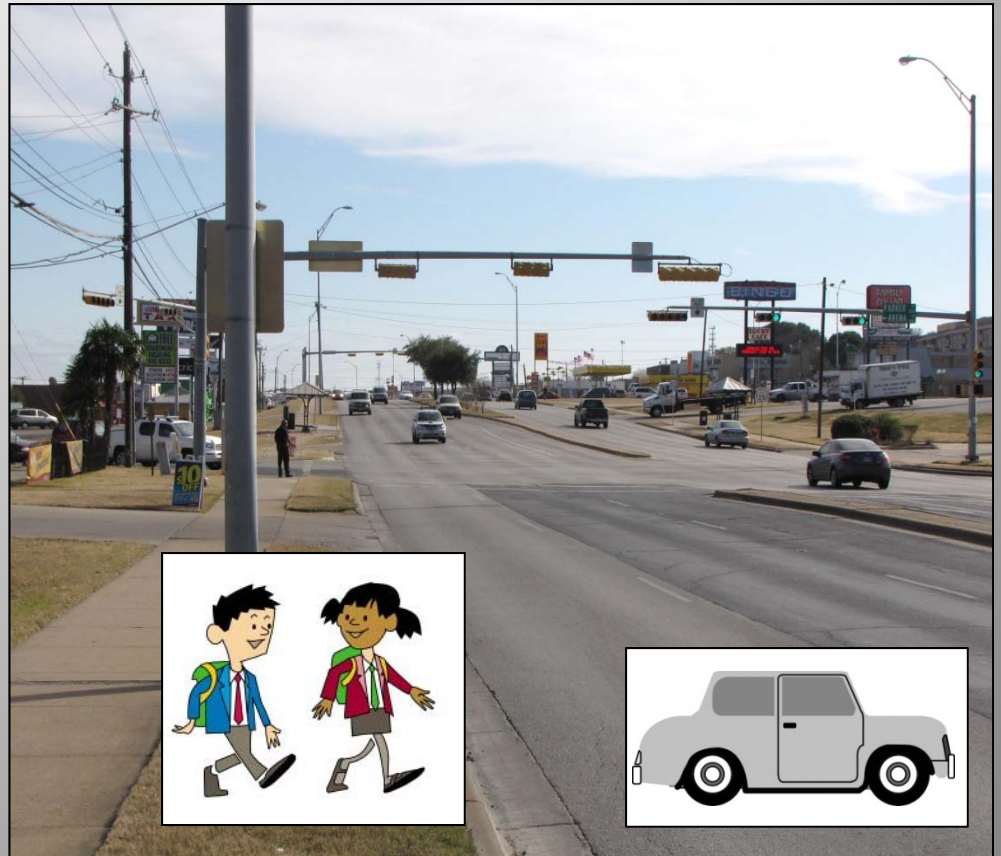
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# Why a Plan for the E. Riverside Corridor?

## Cars vs. People



**Yesterday**



**Today**

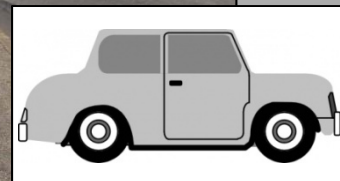




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# Why a Plan for the E. Riverside Corridor?

- **Oceans of asphalt**
- **Barren pedestrian space**



**VS.**

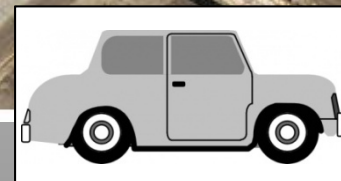
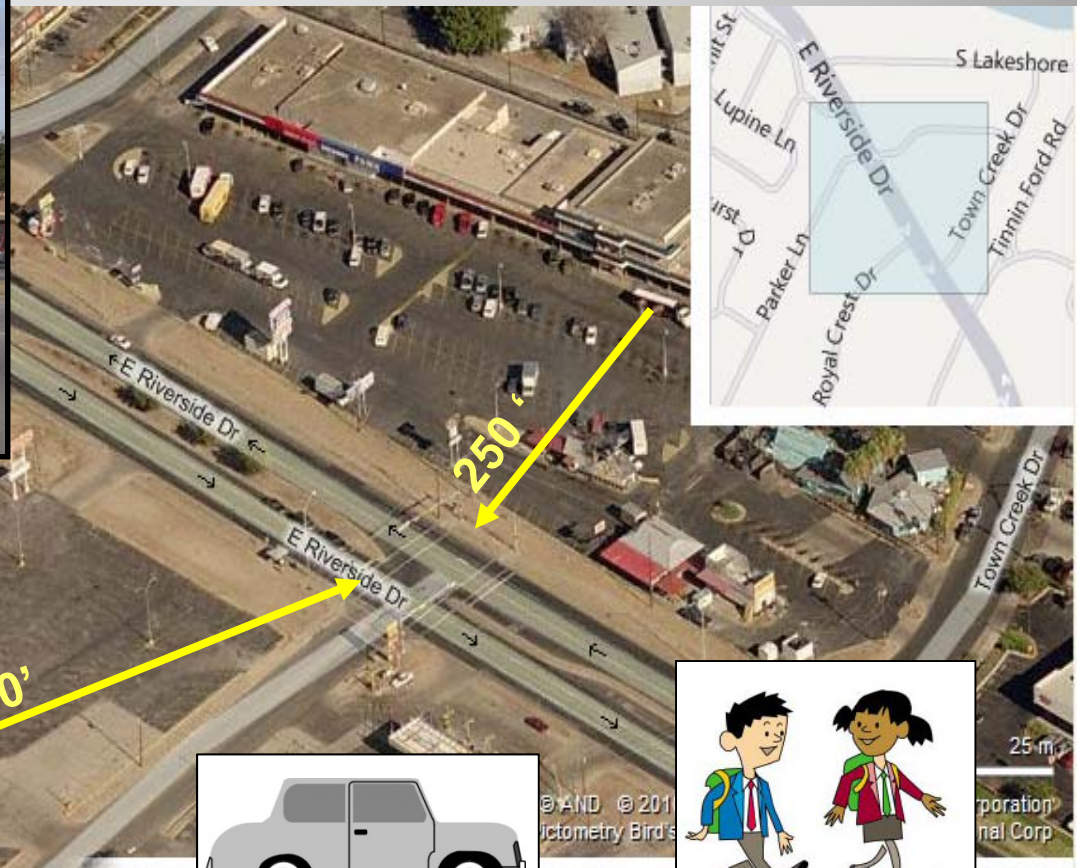




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# Why a Plan for the E. Riverside Corridor?

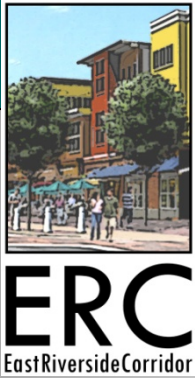
- Shopping across the street?
- Crossing the road?



VS.





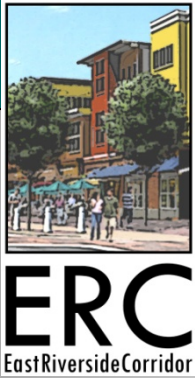


# Why a Plan for the E. Riverside Corridor?

- Change underway
- Vision needed to guide change
- Council direction



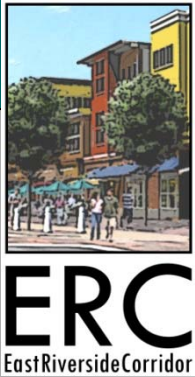




# Master Planning Process

- **2007:** Council initiation
- **2008-2009:** Community Planning Process
- **2010:** Council adoption of Master Plan as vision for area





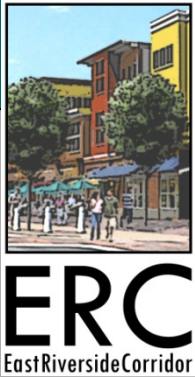
# Master Planning Process

## Community Planning Process

- Early Stakeholder Meetings
- Visual Preferences Survey (VPS) and questionnaire at meetings and online
- Vision Translation Workshop
- Did We Get it Right? Meeting
- Draft Plan Public Meeting
- Interdepartmental / Interagency Coordination
- Planning Commission Neighborhood Planning Subcommittee Meetings (3)
- Additional Stakeholder Meetings





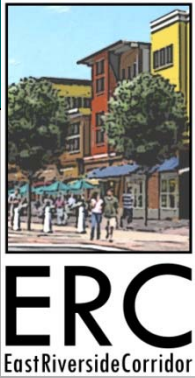


# Master Plan Vision

- ✓ Increased pedestrian safety & comfort







# Master Plan Vision

- ✓ More transportation options





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# Master Plan Vision

- ✓ More neighborhood open space







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# Master Plan Vision

- ✓ More housing and housing types

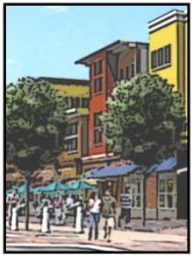




# Mixed Use at Transit Stop







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# Master Plan Vision

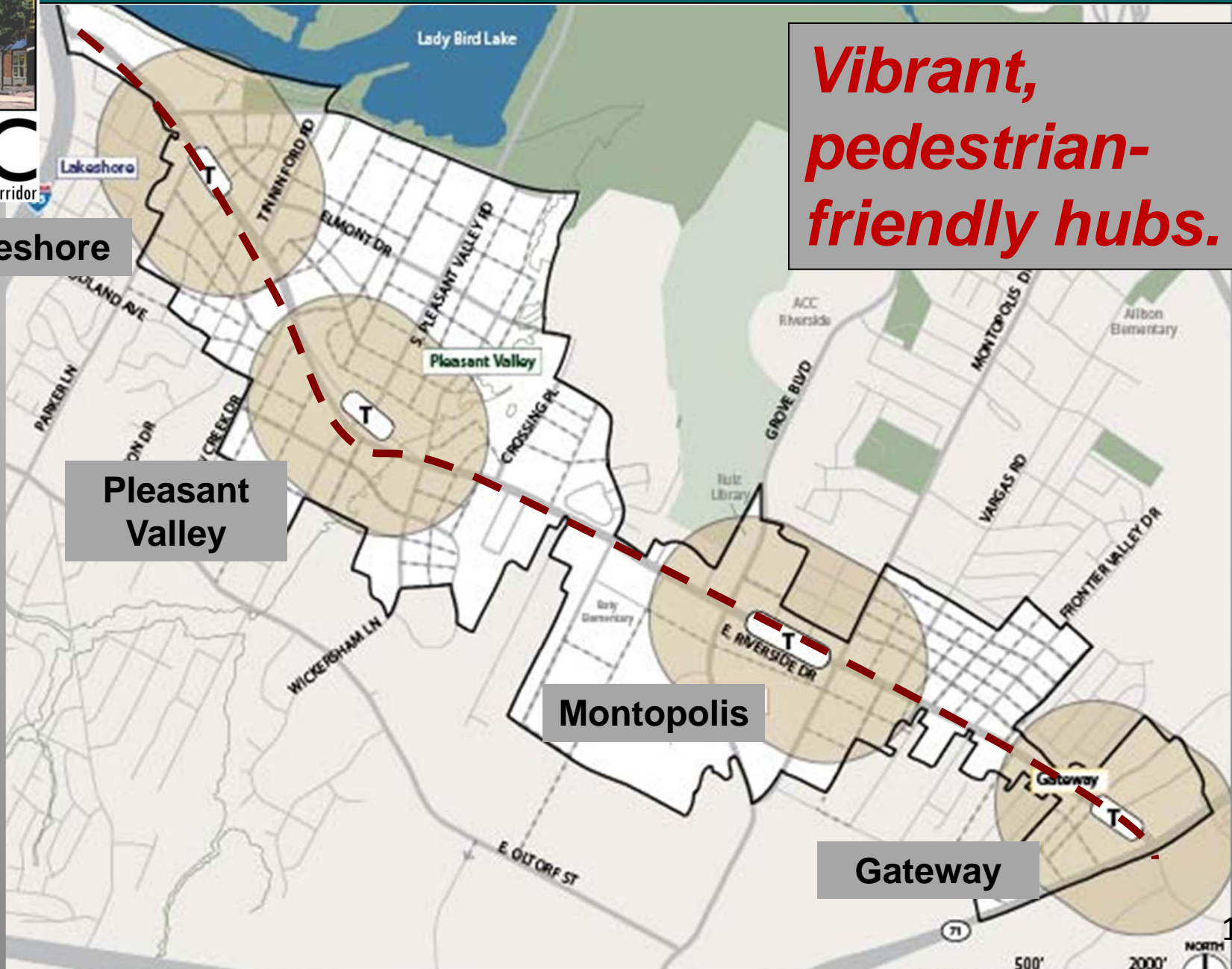
***Vibrant,  
pedestrian-  
friendly hubs.***

**Lakeshore**

**Pleasant  
Valley**

**Montopolis**

**Gateway**







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# How do we get from here to there?

Here

There





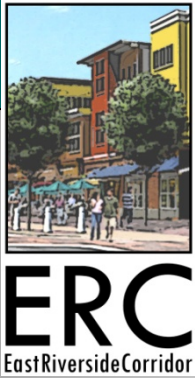
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# How do we get from here to there?

## Implementation Strategies

- Improve Bike & Ped Connections
- Improve Streets & Infrastructure
- Improve Open Space
- Private Sector Investment
- SET THE RULES FOR DEVELOPMENT  
(REGULATING PLAN)

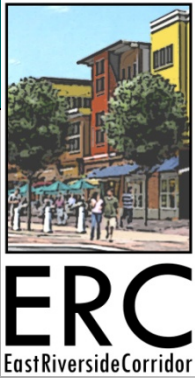




# ERC Regulating Plan: The New Zoning

**Regulating Plan:** a zoning and design tool

**The rules that will guide  
future development to  
contribute to the Plan's  
Vision**

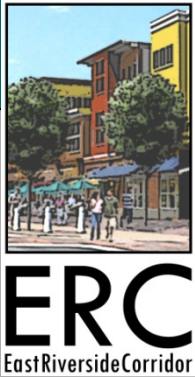


# ERC Regulating Plan

## How is a Regulating Plan better?

- Tailored to meet the ERC Vision
- Integrates **design** and **use** to create a more people-oriented environment
- Development Bonus tool





# ERC Regulating Plan

## Emphasis on Urban Form

**Conventional  
Zoning**

Use

Mgmt.

Form

**Design (or Form)-  
Based Regulations**

Design

Mgmt.

Use



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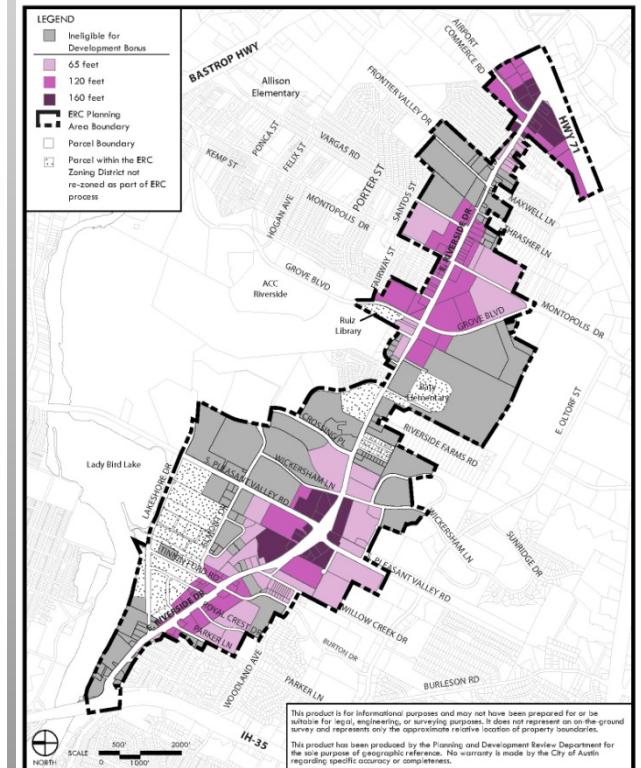
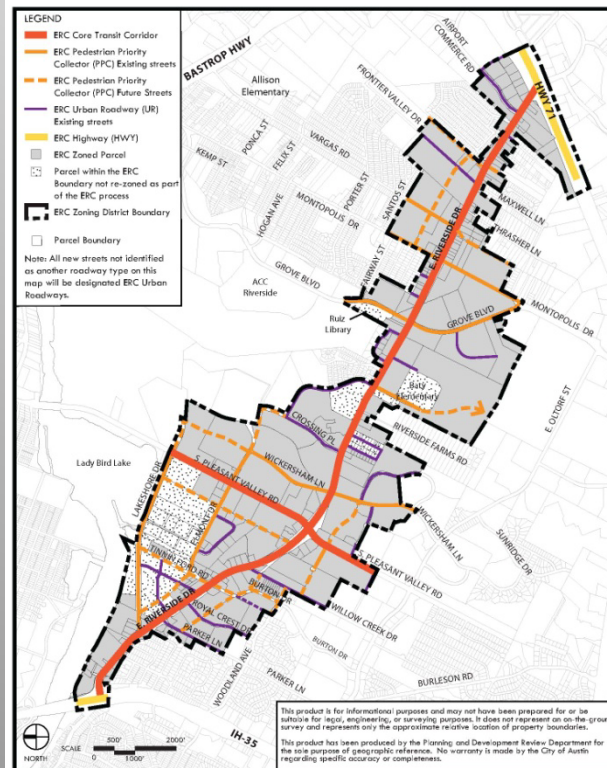
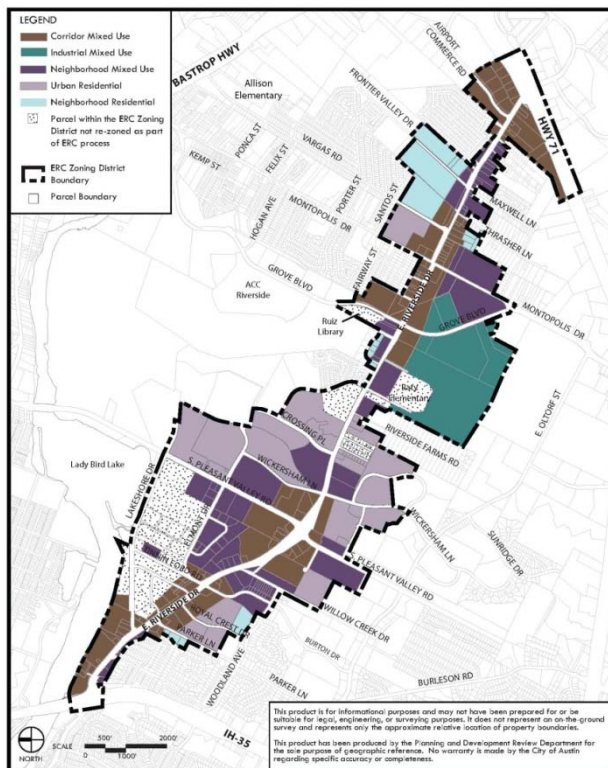
# ERC Regulating Plan

Regulating Plan covers:

Design/  
Land Use

Public Realm

Development  
Bonus



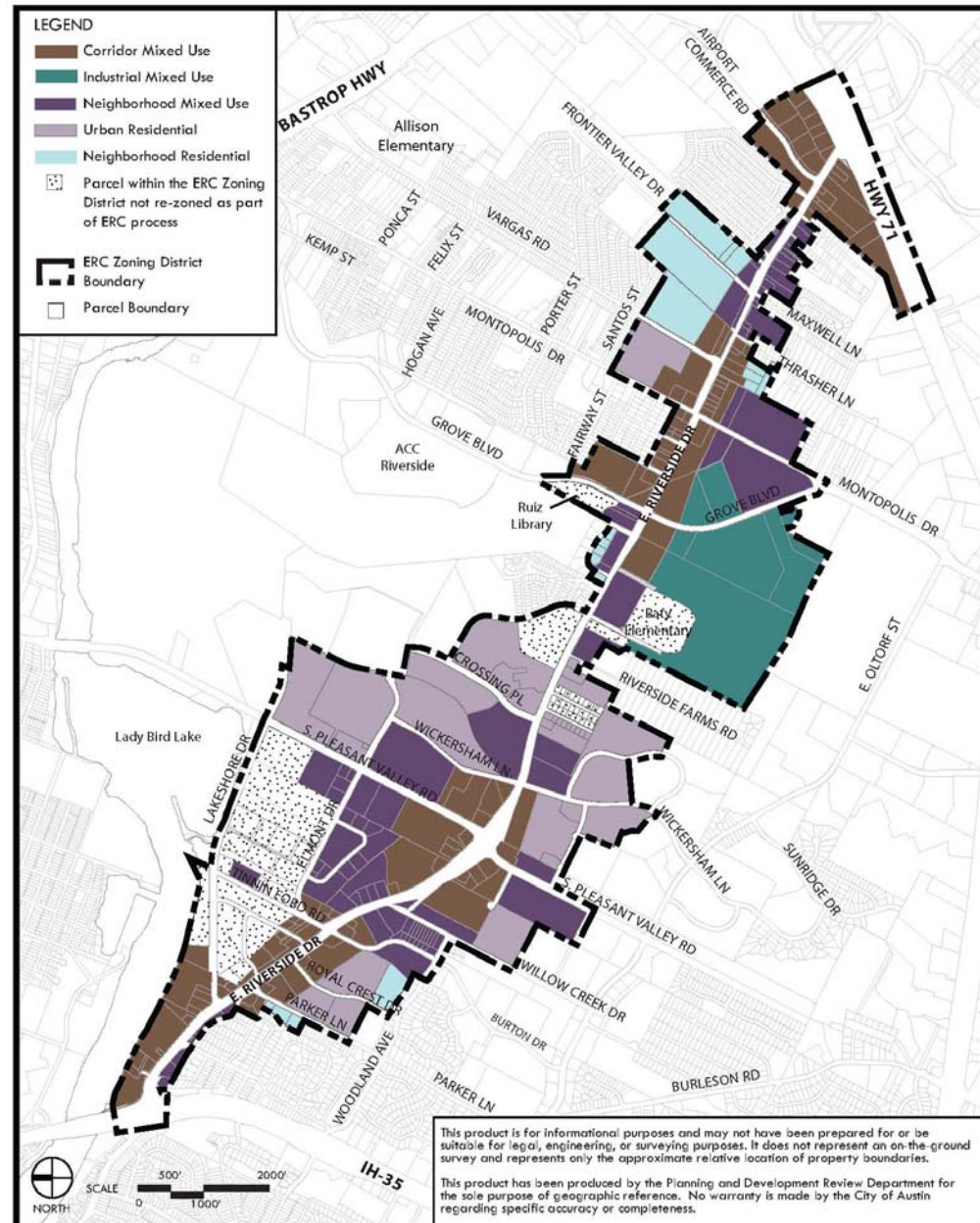




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# ERC Regulating Plan – Design/Land Use

## Subdistricts



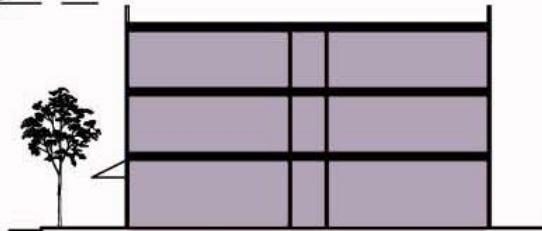


# ERC Regulating Plan – Design/Land Use

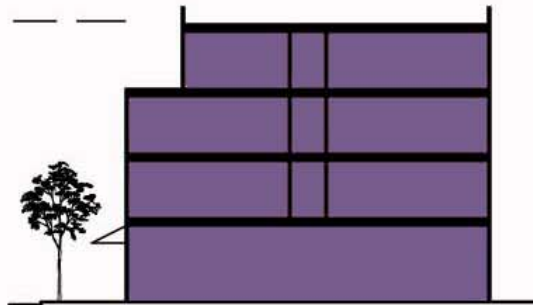
## Height, Use & Building Form

ERC

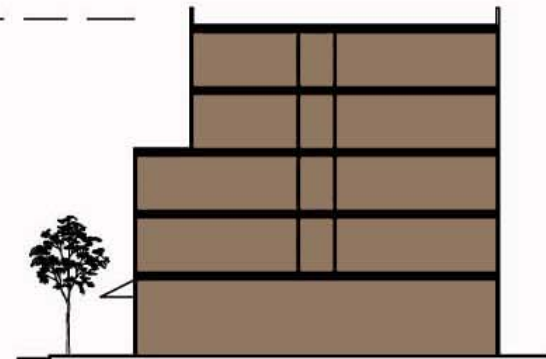
60'  
50'  
40'



**URBAN  
RESIDENTIAL**



**NEIGHBORHOOD  
MIXED USE**



**CORRIDOR  
MIXED USE**







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# ERC Regulating Plan – Design/Land Use

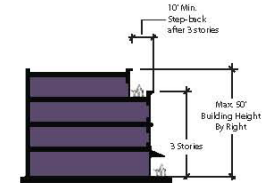
## Height, Use & Building Form

**Figure 1-11: Neighborhood Mixed Use (NMU)**  
Summary of NMU Subdistrict Development Standards

	Lot Size	Floor to Area Ratio (FAR)	NEIGHBORHOOD MIXED USE (NMU) SUBDISTRICT	
CMU	<b>Minimum Lot Size:</b> 1,600 sf <b>Minimum Lot Width:</b> 20'	<b>Maximum Floor-to-Area Ratio (FAR) by Right:</b> 1:1  Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.	The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.	CMU
IMU	<b>Minimum Setbacks</b>  <b>Front and Street Side Yard*:</b> No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.			IMU
NMU	<b>Interior Side Yard:</b> 0' <b>Rear Yard:</b> 0'	<b>Building Height</b>  <b>Maximum Building Height:</b> 50 feet  <b>Maximum Building Height with Development Bonus:</b> See Figure 1-8.		NMU
UR	<b>Upper-Story Building Facade Street-Side Step-backs:</b> The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.			UR
NR	* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.	<b>Compatibility</b>  See Section 4.2.4 for compatibility standards.	<b>ABOVE:</b> Typical height limit and step back requirements for buildings within the Neighborhood Mixed Use (NMU) Subdistrict.*  *Max. Building Height with a Density Bonus is established on Figure 1-8.	NR

<b>Building Placement</b>  Building placement determined by Roadway type and Active Edge Designation.  *See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.		<b>Neighborhood Mixed Use (NMU) Land Use Summary*</b> <table> <tr> <th colspan="2">Land Use</th></tr> <tr> <td>Residential, attached</td><td>Permitted</td></tr> <tr> <td>Residential, detached</td><td>Not Permitted</td></tr> <tr> <td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Permitted</td></tr> <tr> <td>General Retail</td><td>Not Permitted</td></tr> <tr> <td>Office</td><td>Permitted</td></tr> <tr> <td>Warehousing &amp; Light Manufacturing</td><td>Not Permitted</td></tr> <tr> <td>Education / Religion</td><td>Permitted</td></tr> <tr> <td>Hospitality (hotels/motels)</td><td>Permitted</td></tr> <tr> <td>Civic Uses (public)</td><td>Permitted</td></tr> </table>	Land Use		Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted	General Retail	Not Permitted	Office	Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Permitted	Civic Uses (public)	Permitted
Land Use																						
Residential, attached	Permitted																					
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Education / Religion	Permitted																					
Hospitality (hotels/motels)	Permitted																					
Civic Uses (public)	Permitted																					
<b>Maximum Impervious Cover</b>  <b>Impervious Cover:</b> <b>80% or Maximum Allowed by Environmental Criteria Manual.*</b>  *The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.	<b>ABOVE &amp; BELOW:</b> Examples of development similar to that allowed in the Neighborhood Mixed Use Subdistrict.																					
		*The table above provides a summary only of land uses permitted within the Neighborhood Mixed Use Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.																				

The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.



**ABOVE:**  
Typical height limit and step back requirements for buildings within the Neighborhood Mixed Use (NMU) Subdistrict.\*

\*Max. Building Height with a Density Bonus is established on Figure 1-8.



**ABOVE & BELOW:**  
Examples of development similar to that allowed in the Neighborhood Mixed Use Subdistrict.



\*The table above provides a summary only of land uses permitted within the Neighborhood Mixed Use Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.



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# ERC Regulating Plan – Design/Land Use

## Land Use Table

**Figure 2-1: Land Use Table**

P = Permitted		C = Conditional		-- = Prohibited		
	CMU	IMU	NMU	UR	NR	Additional Requirements
Residential Uses						
Bed & Breakfast (Group 1)	P	P	P	P	P	
Bed & Breakfast (Group 2)	P	P	P	P	P	
Condominium Residential	P	P	P	P	P	
Duplex Residential	--	--	--	P	P	
Group Residential	P	P	P	P	P	
MF Residential	P	P	P	P	P	
Retirement Housing (Small site)	P	P	P	P	P	
Retirement Housing (Large site)	C	C	C	C	--	
SF Attached	--	--	--	P	P	
SF Residential (Detached)	--	--	--	--	P	
Small Lot SF Residential	--	--	--	P	P	
Townhouse Residential	--	--	P	P	P	
Two-Family Residential	--	--	--	P	P	
Commercial Uses						
Admin and Business Offices	P	P	P	--	--	Use is limited to 5,000 gross SF in NMU
Art Gallery	P	P	P	--	--	
Art Workshop	P	P	P	--	--	
Automotive Rentals	P	P	--	--	--	Max. of 10 fleet cars in CMU, Max. of 20 fleet cards in IMU
Automotive Repair Services	--	P	--	--	--	
Automotive Sales	--	P	--	--	--	Max. of 20 vehicles for sale or rental on site.





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# ERC Regulating Plan – Design/Land Use

## Creating people-friendly places

- Window glazing standards



**Versus**

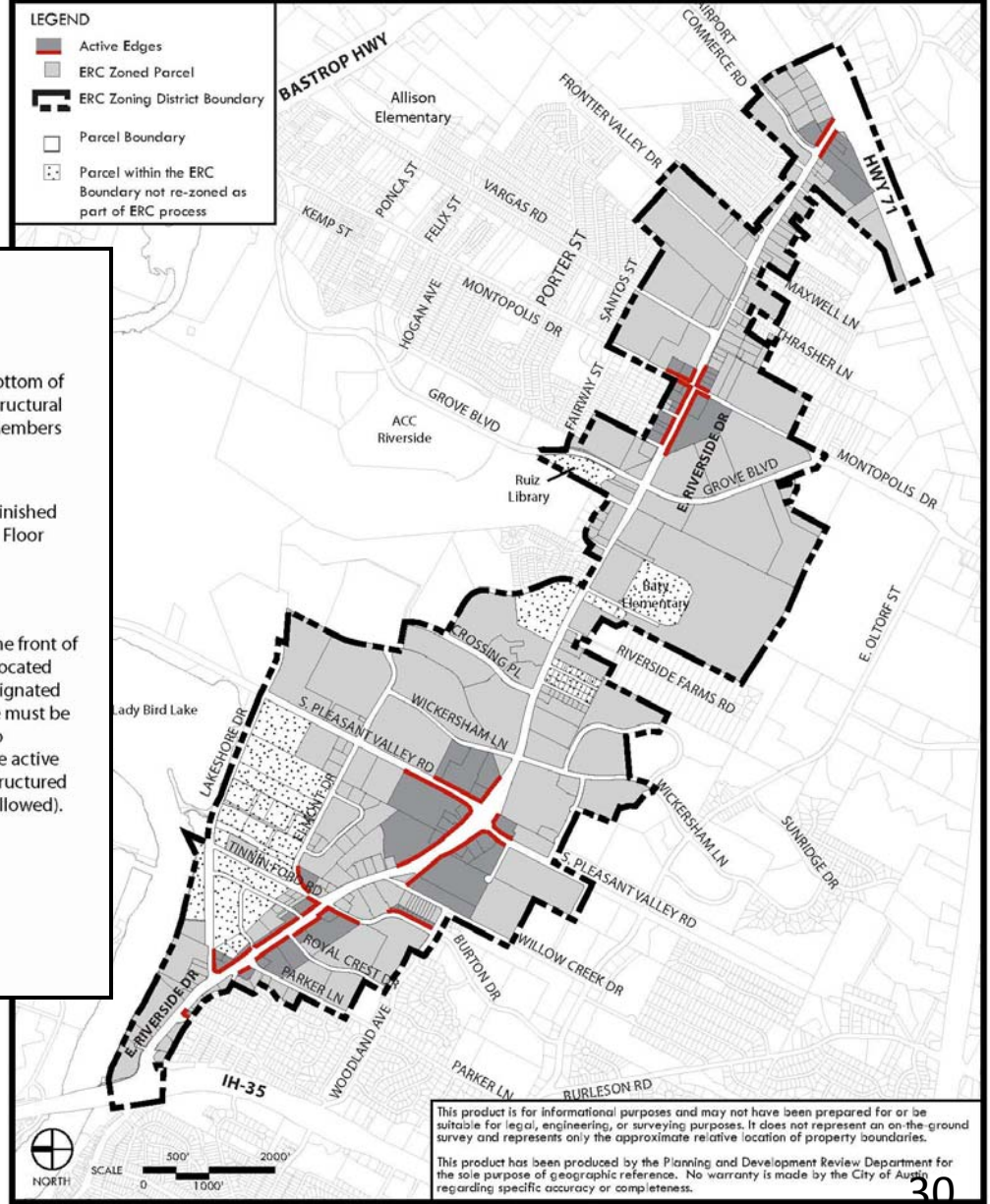
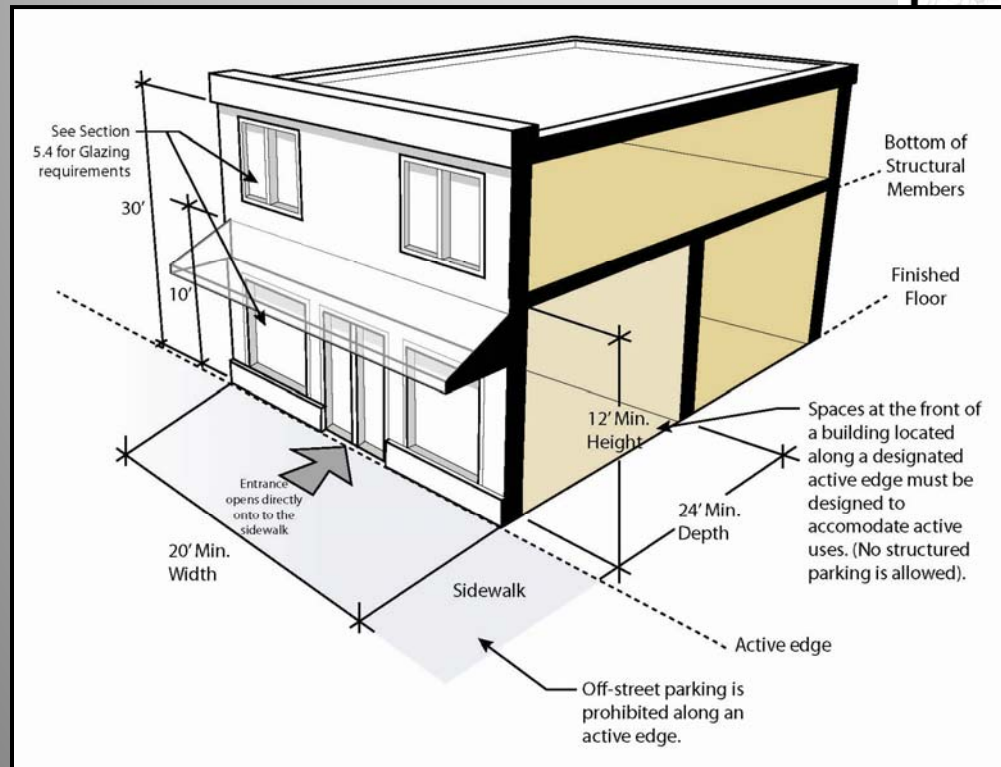




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# ERC Regulating Plan – Design/Land Use

## Creating people-friendly places



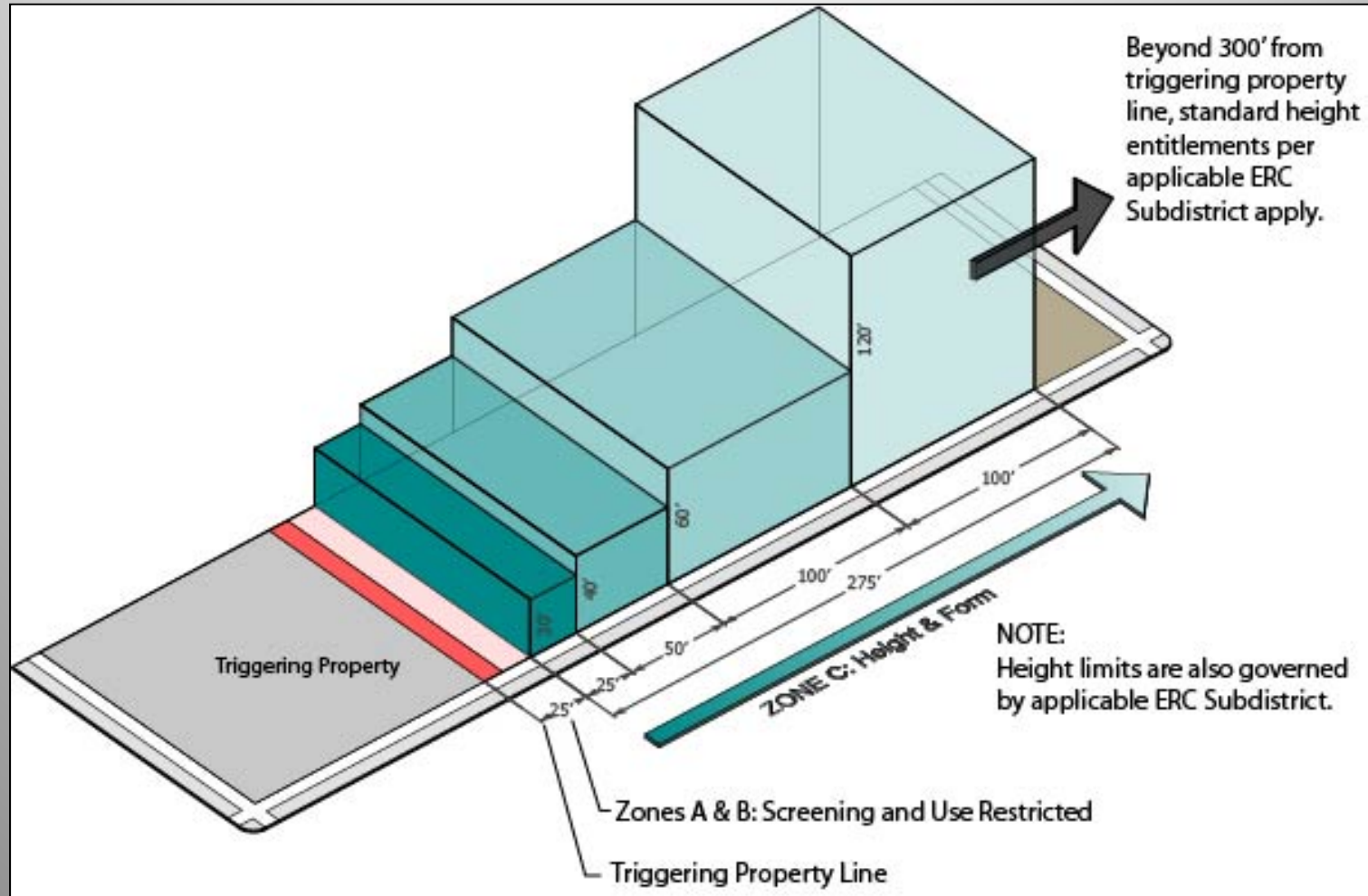


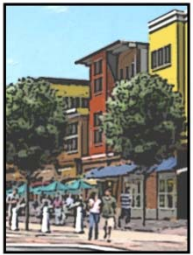


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# ERC Regulating Plan – Design/Land Use

## ERC-Specific Compatibility Standards

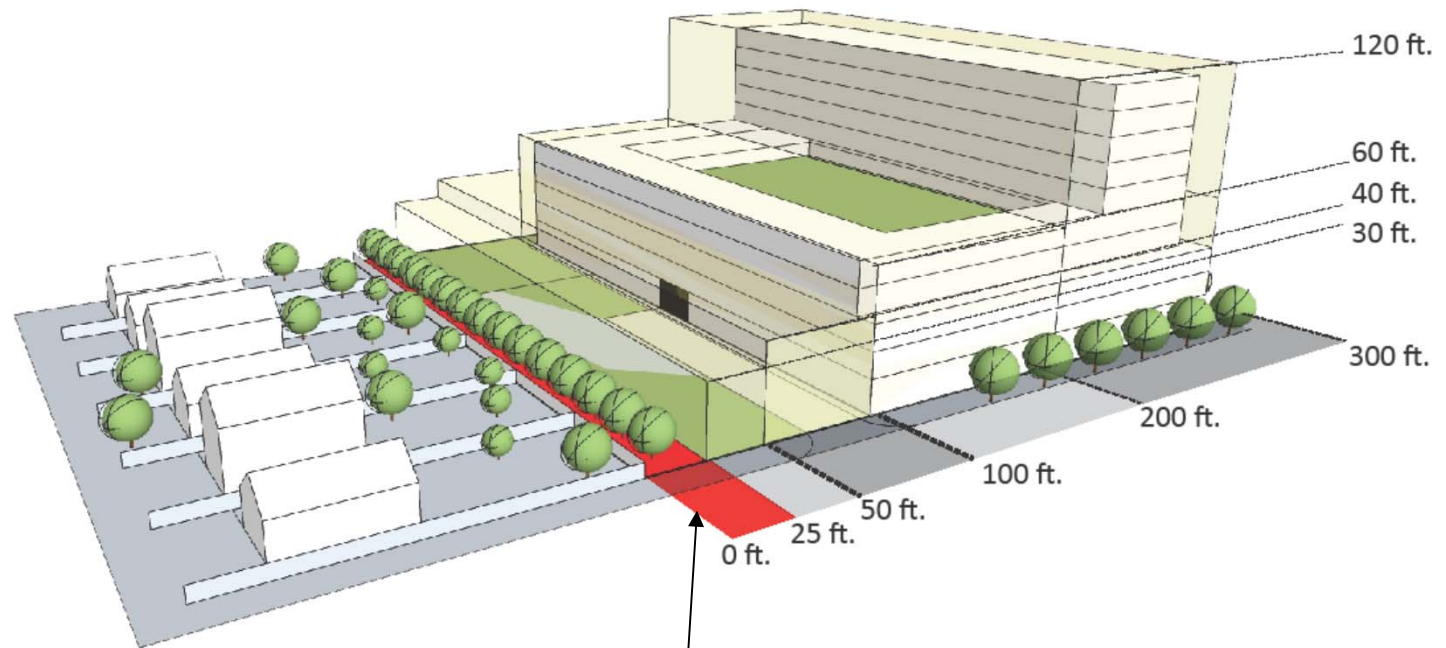




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# ERC Regulating Plan – Design/Land Use

## ERC-Specific Compatibility Standards



Additional design  
standards and screening  
required

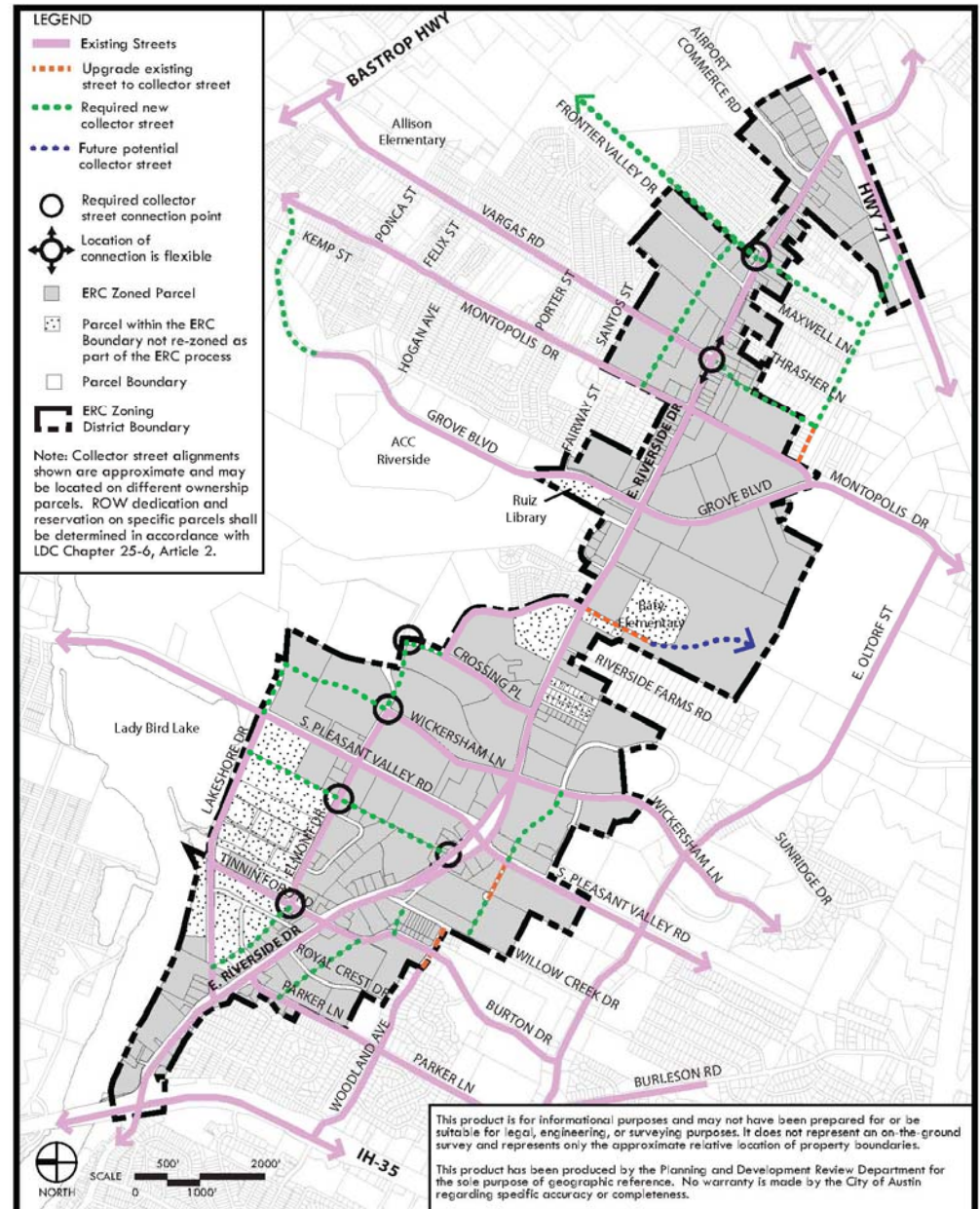
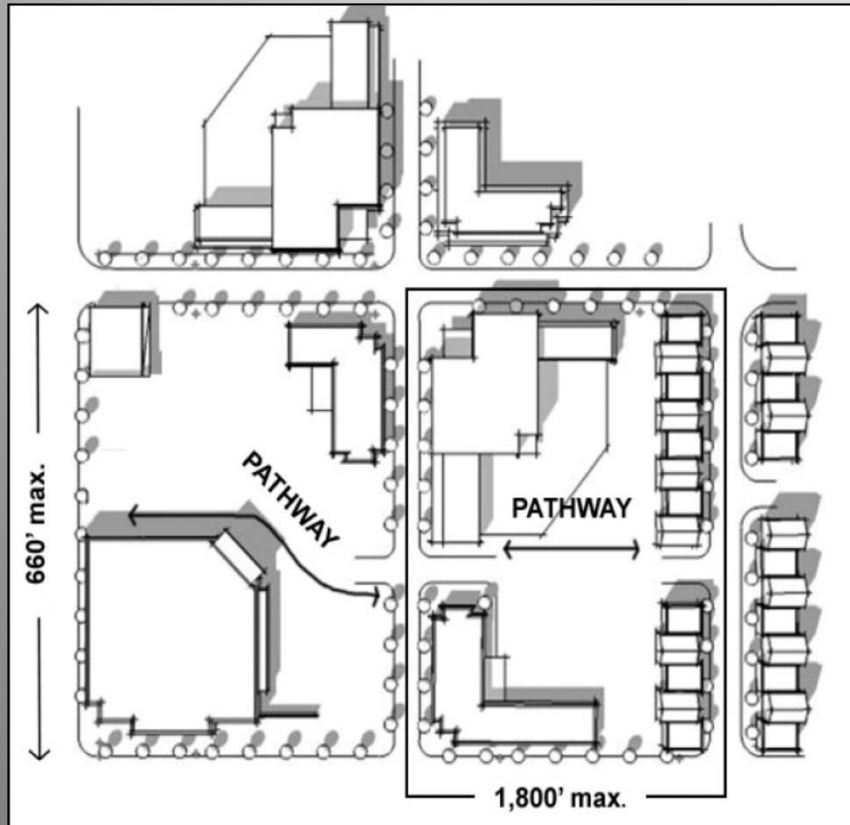




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# ERC Regulating Plan – Public Realm

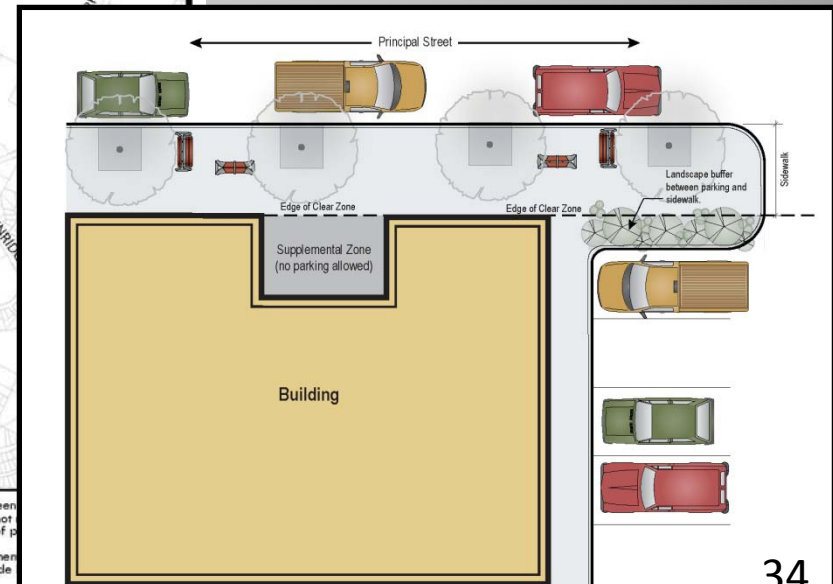
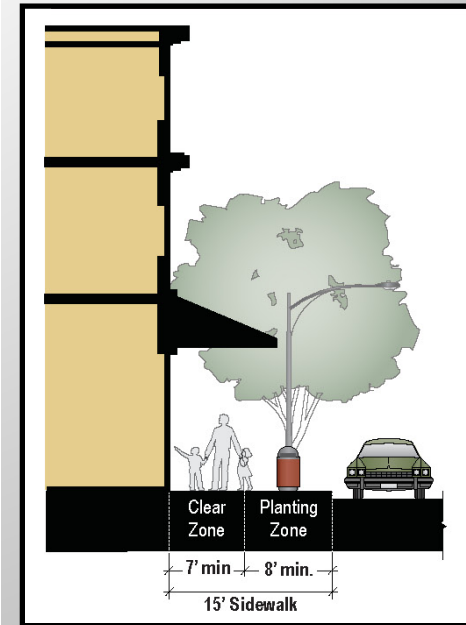
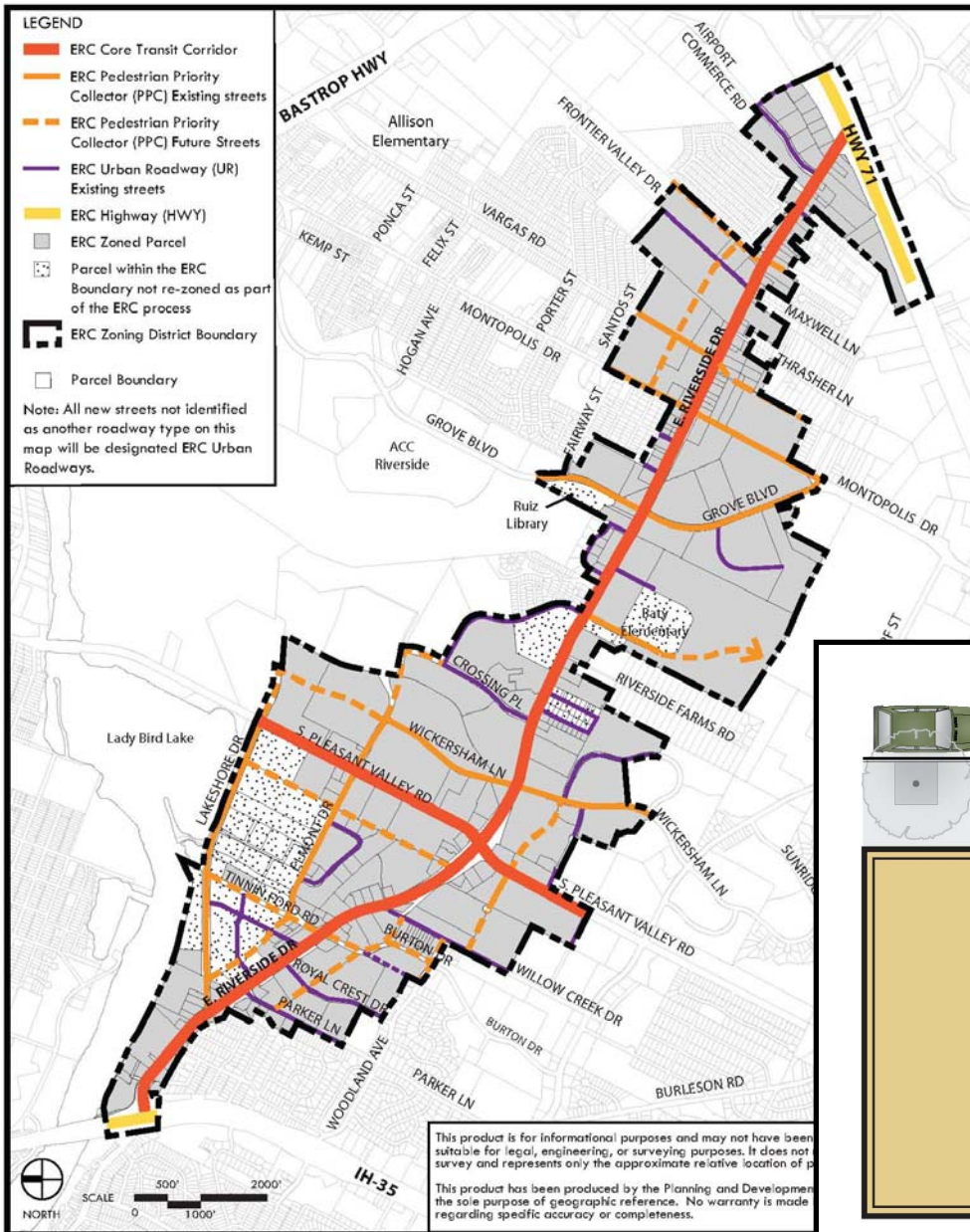
## Connectivity





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# ERC Regulating Plan – Public Realm







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# ERC Regulating Plan – Public Realm



**Versus**







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# ERC Regulating Plan – Public Realm

## Open Space

- Required community benefit of development bonus program
- On-site fulfillment encouraged for parkland dedication requirements



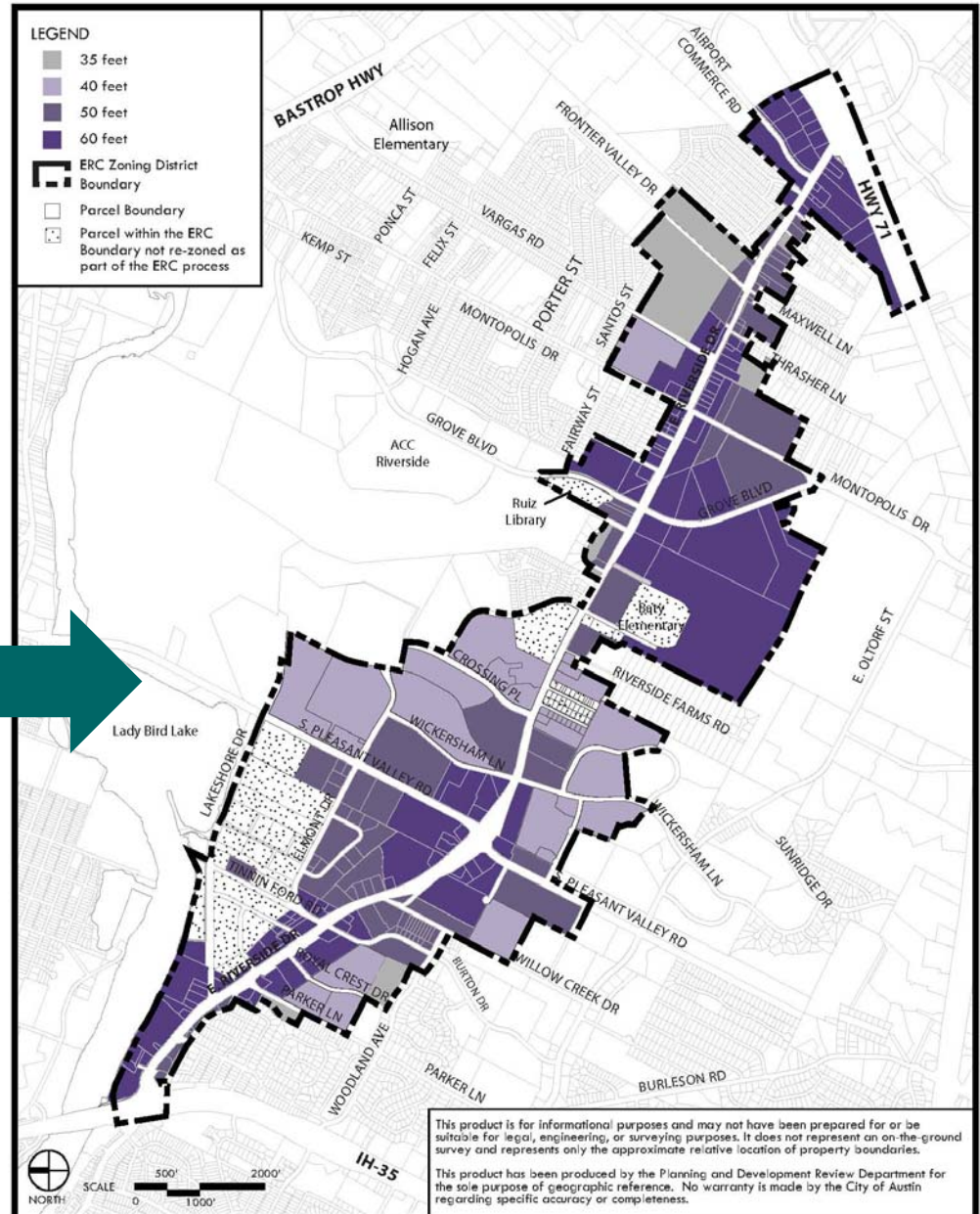
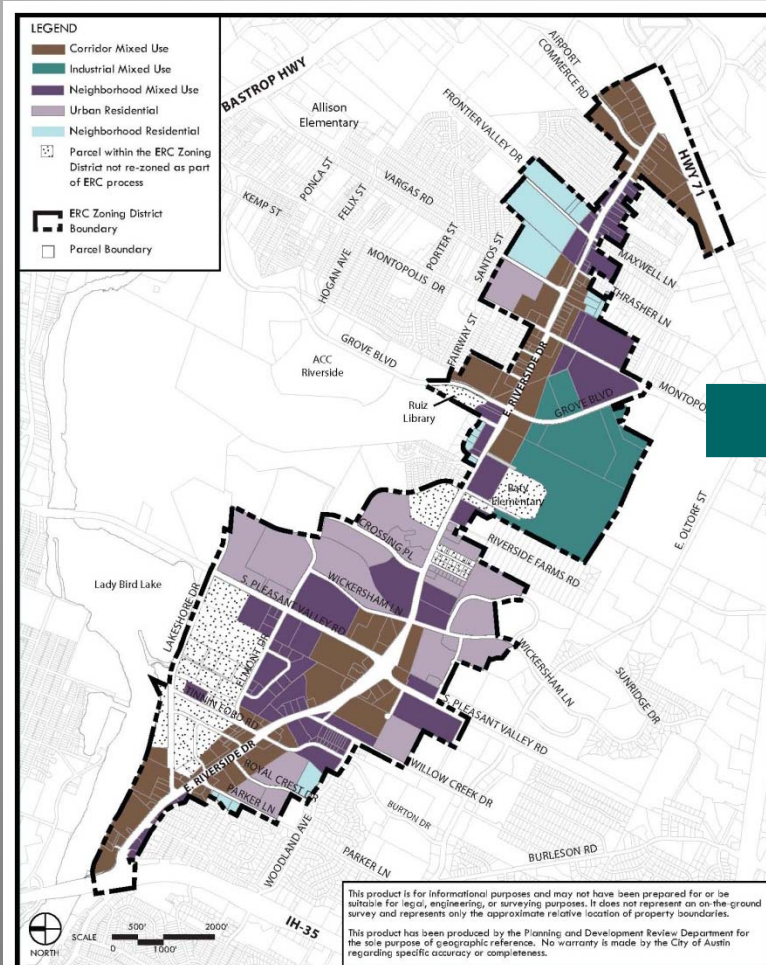




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# ERC Reg. Plan – Development Bonus

- Height by Subdistrict
- Very similar to existing zoning

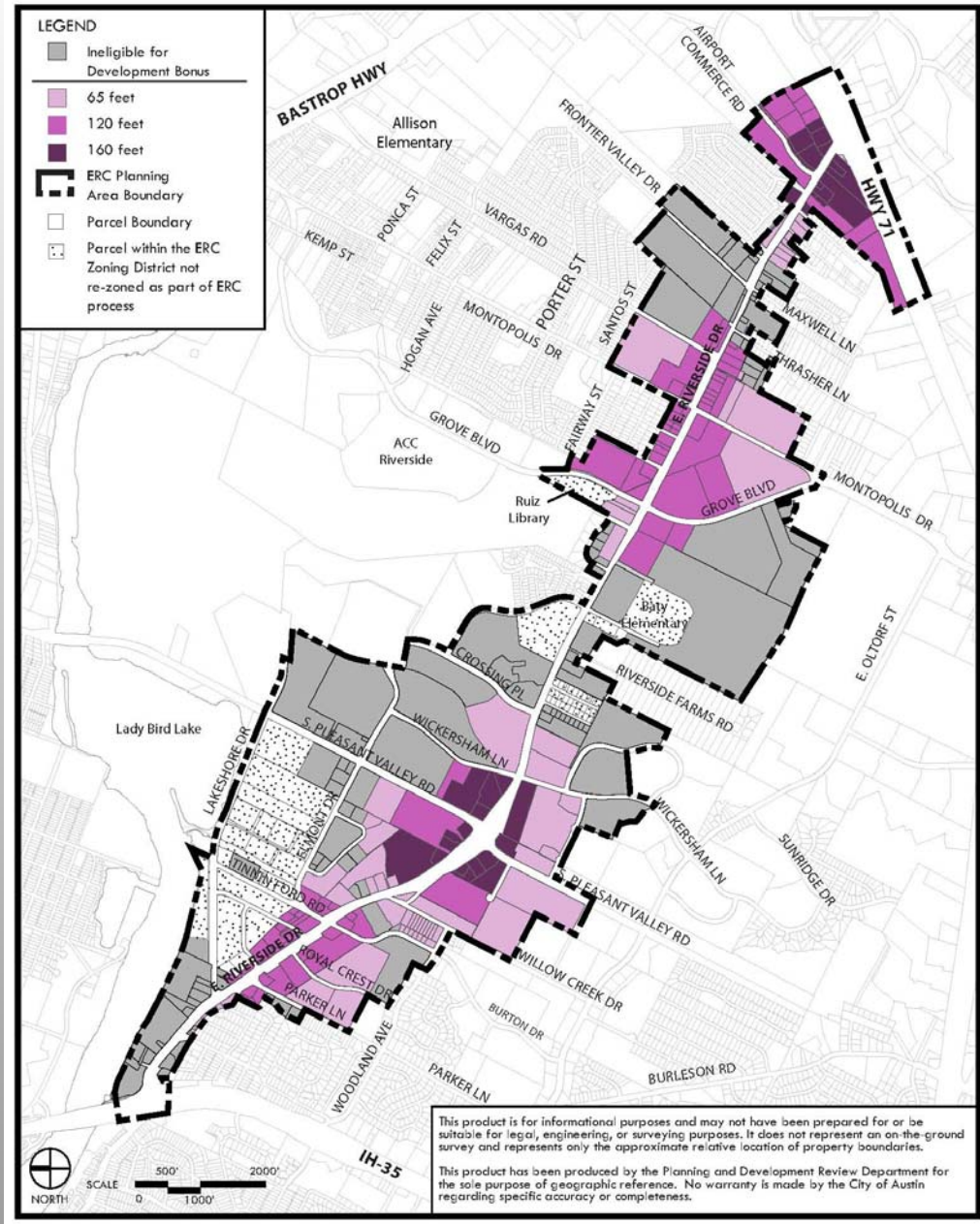




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# ERC Reg. Plan – Development Bonus

- Areas where intense development is desired
- Eligible for development bonus







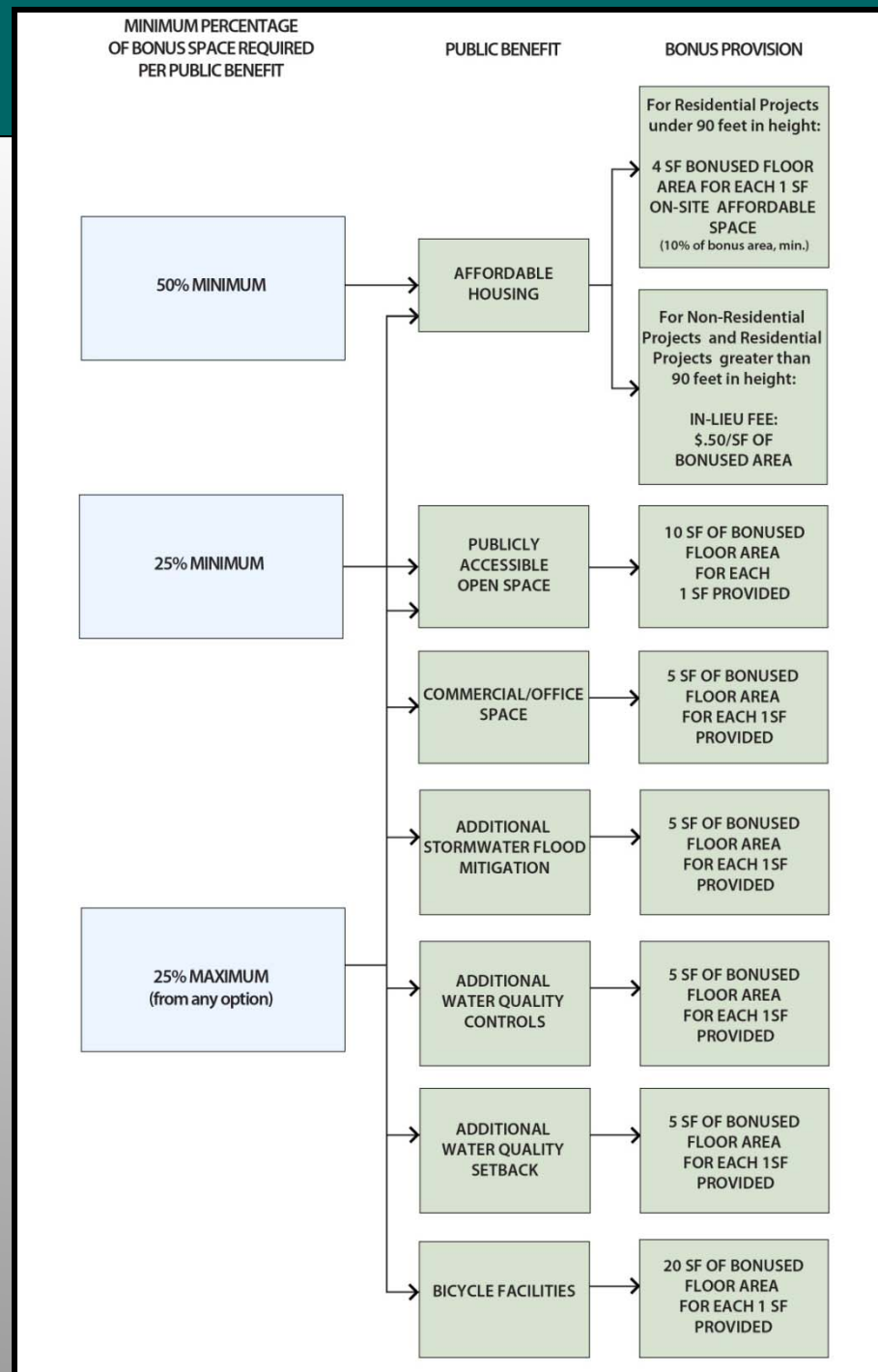
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# Devt. Bonus

## Public Benefits:

- Affordable housing (required)
- Open space\* (required)
- Commercial space
- Flood mitigation\*
- Water quality controls\*
- Water quality setback\*
- Bicycle facilities\*

\*Above code requirements

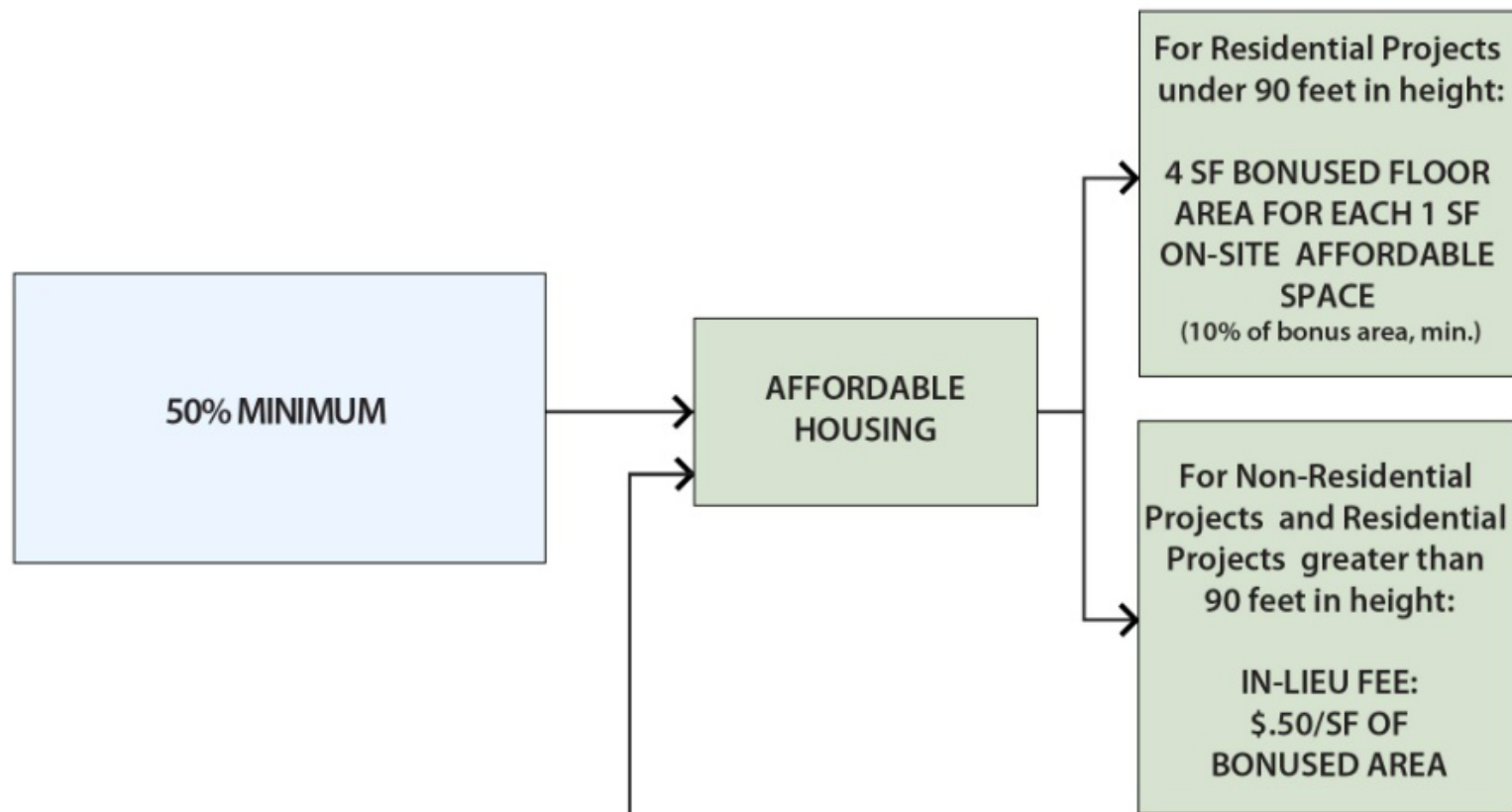




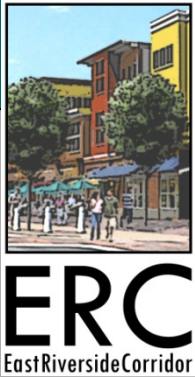
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# ERC Reg. Plan – Development Bonus

- One tool to help create new affordable housing in the area





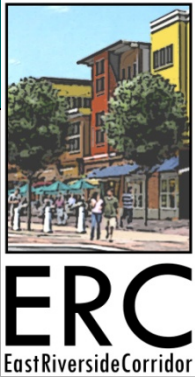


# ERC Reg. Plan

**City's Goal: All kinds of housing in all parts of town**

**ERC helps by:**

- Increasing housing supply
  - Occupancy at 96%
  - Rising rents
- Creating transit-friendly neighborhoods
  - Less \$ for transportation costs
- Development bonus program
  - Ensures that development above existing entitlements helps create affordable housing



# ERC Reg. Plan

**City's Goal: All kinds of housing in all parts of town**

**City-wide discussions:**

- Potential bond funding
- Geographic dispersion policy
- Preservation policy
- Relocation policy
- Land banking opportunities

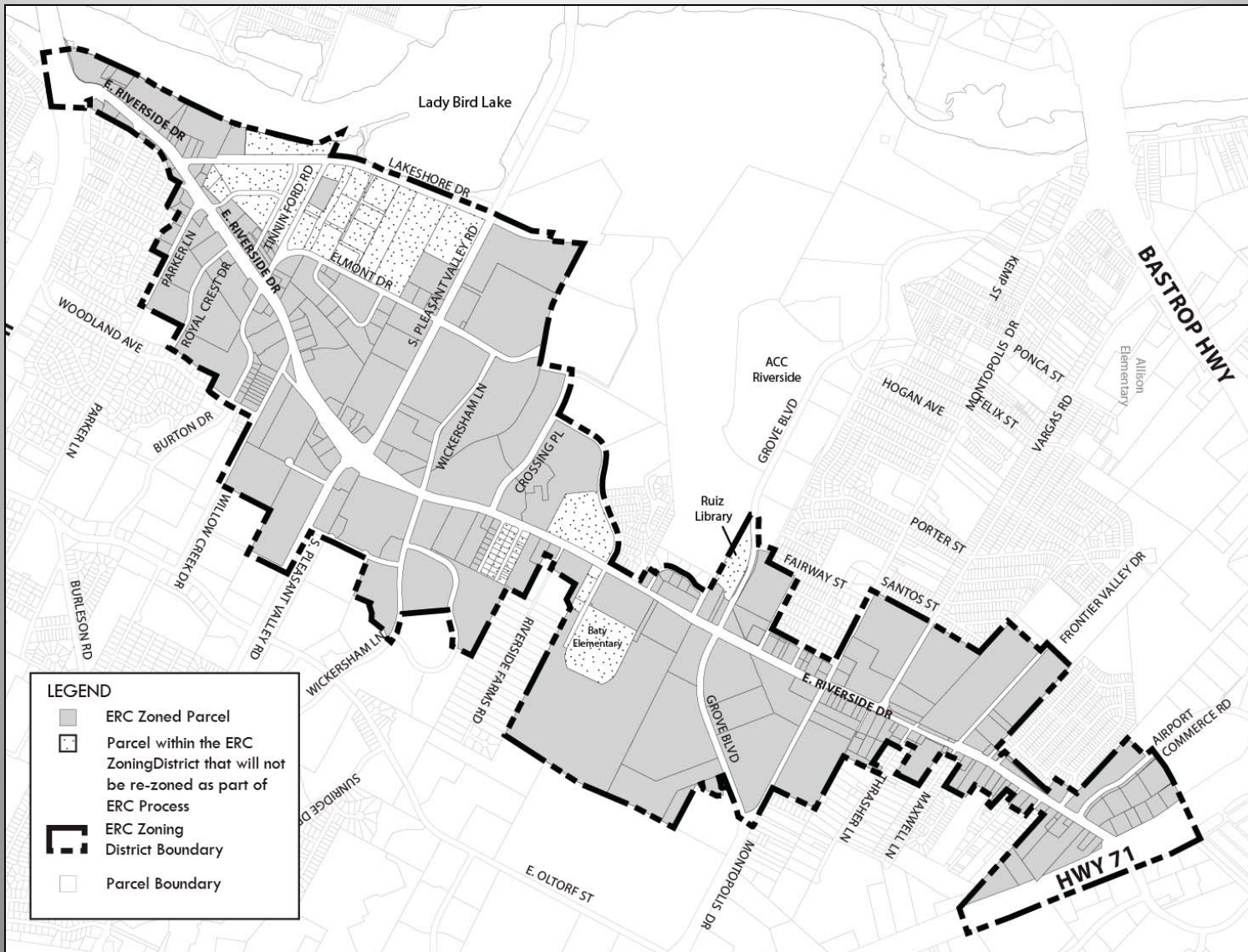




**ERC**  
EastRiversideCorridor

# ERC Regulating Plan - Adoption

## ERC Zoning

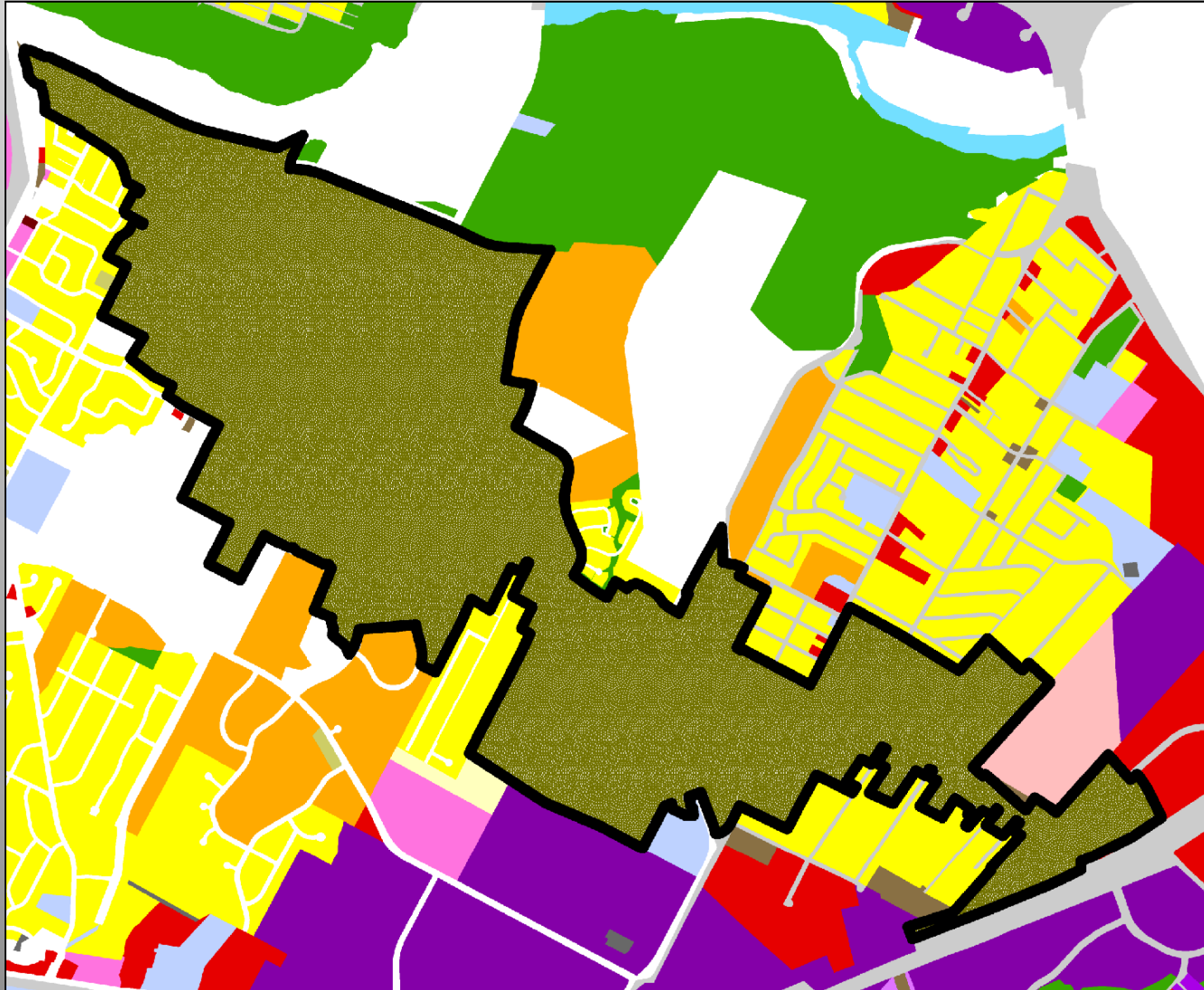




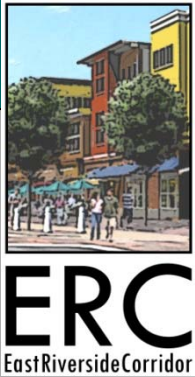
**ERC**  
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# ERC Regulating Plan - Adoption

## Specific Regulating District – Future Land Use





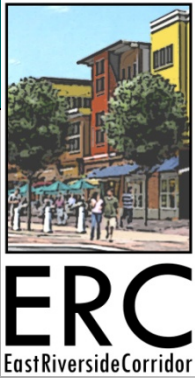


# ERC Regulating Plan - Adoption

## Regulating Plan Development Process

- **2010:** Council adoption of ERC Master Plan
- **2010-2012:** ERC Regulating Plan community workshops and open houses
- **October 23, 2012:** Planning Commission review of draft Regulating Plan



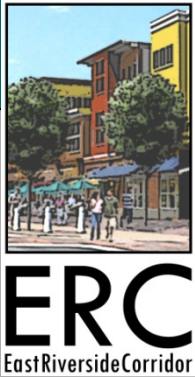


# ERC Regulating Plan - Adoption

## **Nov. 8, 2012: City Council Public Hearing**

- Council will consider adoption of ERC zoning & Neighborhood Plan amendments
- Backup for Nov. 8 will include:
  - Draft adoption ordinance
  - Motion Sheet
  - Summary of Planning Commission actions
  - List of staff-recommended amendments





# Questions?

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